



Offered to the market in immaculate condition is this terraced home, located in the popular Green Park development. Built in 2019 the modern accommodation offers flexible living set over three floors, and with owner looking after the property to date, this home is ready to move in to straight away. The accommodation consists of 3/4 bedrooms, depending on your preference with the 1st floor offering the flexibility of an additional bedroom or reception room. On the ground floor the expansive kitchen/dining/living room is the heart of this home and light floods in from the rear addition. To the front the well appointed L shape kitchen, with integrated appliances, lines the wall and compliments this social space greatly with the potential to double as a breakfast bar. Green Park is a modern estate with plenty of local amenities including the recent addition of Green Park train station, which has a direct line to Reading and then London routes. Viewings highly recommended.

Interested? Please contact our sales team to find out more, or to book a viewing.



- Allocated parking and Garage
- Townhouse style living
- South-West facing garden
- Large 34ft by 13ft ground floor accommodation
- Flexible accommodation
- Immaculate condition throughout





Council tax band D

Council Reading

Additional information (Part B)

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site “Broadband and mobile coverage checker”

Parking

The property comes with an allocated parking space and a visitor's permit.

There is a separate garage which can be rented from the HOA.

Service charge

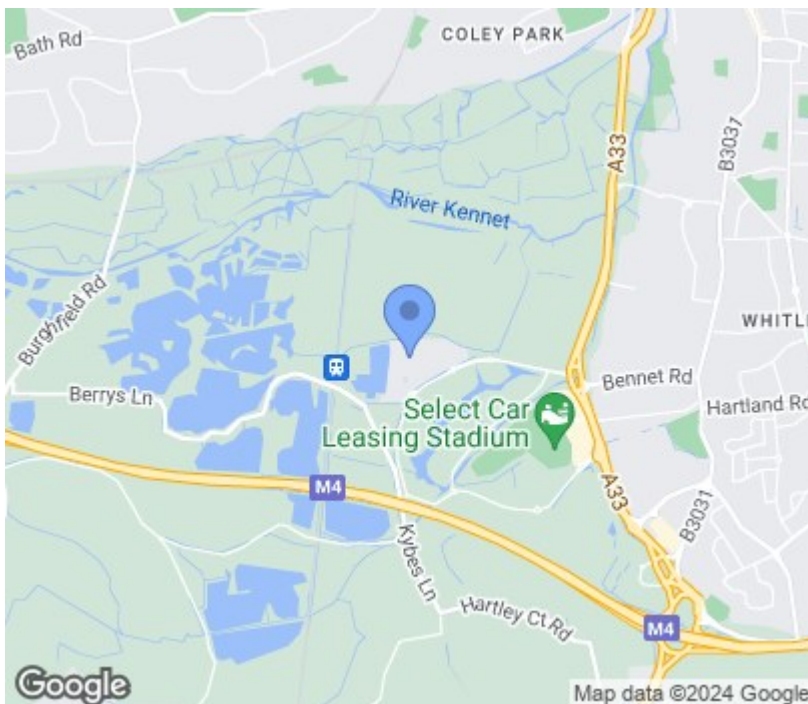
There is a yearly service charge of £586.

Floorplan

Approximate Gross Internal Area 1250 sq ft – 116 sq m
 Ground Floor Area 474 sq ft – 44 sq m
 First Floor Area 388 sq ft – 36 sq m
 Second Floor Area 388 sq ft – 36 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.